



21 Bruce Street, St. Andrews, KY16 8EE

Offers Over £285,000



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St. Andrews
KY16 8EE

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£285,000

Rollos are pleased to offer to the market this well-presented, mid-terraced villa situated within a popular residential area, conveniently placed for access to the East Sands, harbour area and local shopping. The historic centre is within a short travelling distance, which has an array of restaurants and shops whilst there is the world famous golf course and university campuses.

The accommodation is over three levels comprising on the ground floor; entrance hallway with useful cupboard, lounge and dining kitchen. The lounge has a bright aspect over the front garden and has a recess feature. The modern kitchen has a built-in cooker, floor and wall mounted units with complementary worksurfaces and French door which lead out to the rear garden. The first floor accommodation comprises; two double bedrooms, family bathroom and study with stairs to the attic level bedroom. The modern bathroom suite consists of WC, wash hand basin and bath with shower over. The attic level double bedroom has a dressing area with storage.

The property benefits from gas fired central heating and double-glazing.

Externally, the garden to the front has decorative low maintenance chips with a variety of established plants and shrubberies. The enclosed garden to the rear has a charming decked seating area, lawn and two sheds.

Rollos highly recommend an early inspection to appreciate the accommodation, condition and location on offer





- Mid-terraced villa
- Lounge
- Kitchen
- Three double bedrooms
- Study
- Bathroom
- GFCH & DG
- Gardens to front & rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and two garden sheds will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 968.75 SQ FT







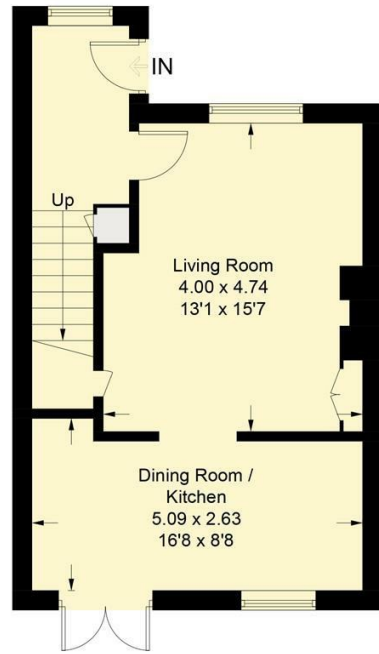
Room Sizes

Approximate measurements

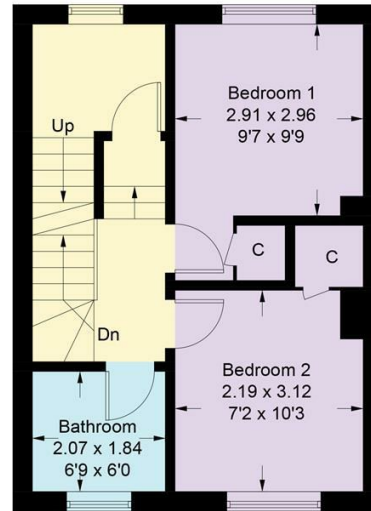
Lounge	13'1" x 15'6"
Dining Room / Kitchen	16'8" x 8'7"
Bedroom	7'2" x 10'2"
Bedroom	9'6" x 9'8"
Bathroom	6'9" x 6'0"
Attic Bedroom	11'6" x 12'1"



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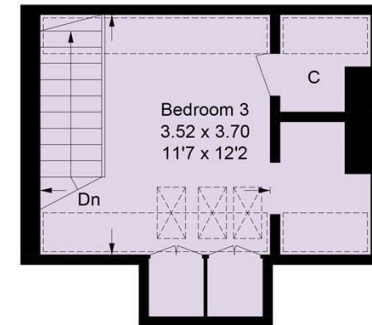


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092873)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.